



Corporate NO: C015

Report COUNCIL DATE: December 4, 2000

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: November 29, 2000**

FROM: General Manager, Engineering **FILE: 2350-013**

SUBJECT: Fleetwood Town Centre – Servicing Plan

RECOMMENDATION

It is recommended that Council approve the engineering servicing and financial strategies as specified in the Fleetwood Town Centre Neighbourhood Concept Plan Engineering Report as the means of managing engineering services for this area.

INTENT

The purpose of this report is to provide Council with an overview of the engineering servicing and financial strategies for the Fleetwood Town Centre Neighbourhood Concept Plan (NCP).

BACKGROUND

A separate report prepared by the Planning & Development Department outlines the preferred land use for the Fleetwood Town Centre NCP. This plan was used as the basis for the Engineering Study. Servicing impacts and the associated financial issues were identified and analyzed. The details of the engineering analysis are contained in a separate report available in the Engineering Department.

The engineering services discussed in the report relate only to major infrastructure. Localized site servicing requirements of individual developments are not analyzed in the report as responsibility for their construction rests with the developers. The major DCC Infrastructure Elements within the area, that are required for Fleetwood to develop as envisaged in the NCP, are shown on the attached figures.

DISCUSSION

Sanitary Sewer

Because the Fleetwood Town Centre is substantially developed, the area is serviced by adequately sized and

well-placed trunk sanitary sewer systems. As Fleetwood develops further, upgrading of downstream sections of the trunk sewer outside the Town Centre boundaries will be required. Development Cost Charges collected from Fleetwood, as well as other upstream areas, will be used to pay for these improvements.

Water

Most of the areas in Fleetwood are adequately serviced with the existing water distribution system. A few links are required to complete the grid system. The Fleetwood Town Centre NCP advances the need for a booster pump station to sustain adequate pressures in the general Fleetwood area.

Transportation

A transportation study was completed as part of the engineering report. Arterial and collector roads were reviewed and, where necessary, upgrades or additional elements have been identified. The details of the necessary works are included in the report.

Storm water

The Fleetwood Town Centre is located at the high end of four different drainage catchments. Changes in development patterns in the town centre affect numerous trunk systems in each catchment area. A comprehensive storm water study based on the Upper Serpentine-Greenway Fleetwood Master Drainage Plan was included as part of the engineering study. The boundaries of the master drainage plan went beyond the NCP to address all of the storm water catchments. The details of the finding are included in the engineering report.

Because the Fleetwood Town Centre is on the high end of the storm water catchments, most of the environmental effects are downstream and outside of the study area. The Upper Serpentine-Greenway-Fleetwood Master Drainage Plan addressed environmental issues associated with the development of the Fleetwood Town Centre.

Financing

A comprehensive financial analysis is included in the NCP engineering report. The details of all the necessary DCC infrastructure has been identified and the costs are included. The current 10 Year Capital Plan includes the required infrastructure.

The following table summarizes the projected DCC revenues and construction costs for each engineering service. The revenues are based on the current DCC by-law.

**Projected DCC Revenues and Expenditures at Build-out
Within the NCP Area**

	Projected DCC Expenditures	Projected DCC Revenues	Surplus Balance (Deficit Balance)
Sanitary Sewer	\$ 0*	\$3,380,000	\$3,380,000
Storm Sewer	\$5,250,000	\$5,580,000	\$ 330,000

Water	\$2,410,000	\$3,620,000	\$1,210,000
Major Collector Road	\$3,847,000	\$4,240,000	\$ 393,000

** Not including trunk downstream upgrading needs*

The City of Surrey collects DCC's on a municipal-wide basis, not on a NCP or area basis. This table is presented only to show that there is no shortfall between the expected DCC collections and the DCC infrastructure costs.

The expenditure column does not, however, include trunk servicing costs that are needed external to the NCP area. This external servicing cost and its impact on DCCs is dealt with through the overall City-wide 10 Year Servicing Plan. The DCCs are structured such that these servicing needs will be adequately funded.

CONCLUSION

The Fleetwood Town Centre Neighbourhood Concept Plan Engineering report provides the comprehensive servicing, phasing and financial plan for the area. The report provides funding strategies such that the major servicing costs are not borne by the existing taxpayers. The engineering plan has been presented to the public and received general support.

Jorgen Johansen, P. Eng.

General Manager, Engineering

MD/brb

Attachment: Figures – DCC Infrastructure Elements

Appendix I (bound separately)

Fleetwood Town Centre Neighbourhood Concept Plan Report

c.c. - General Manager, Planning and Development

- General Manager, Finance, Technology & HR

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